

# 1.06± ACRE WATERFRONT LOT FAYETTE COUNTY, TN

**\$60,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

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# THE FAYETTE 1.06

## PROPERTY PROFILE

### LOCATION:

- Rolling Brook Drive  
Somerville, TN 38068
- Fayette County
- 11.5± Miles SE of Somerville
- 21± Miles SE of Oakland
- 35± Miles NE of Collierville
- 57± Miles NE of the Memphis  
International Airport

### COORDINATES:

- 35.21600, -89.23121

### TAX INFORMATION:

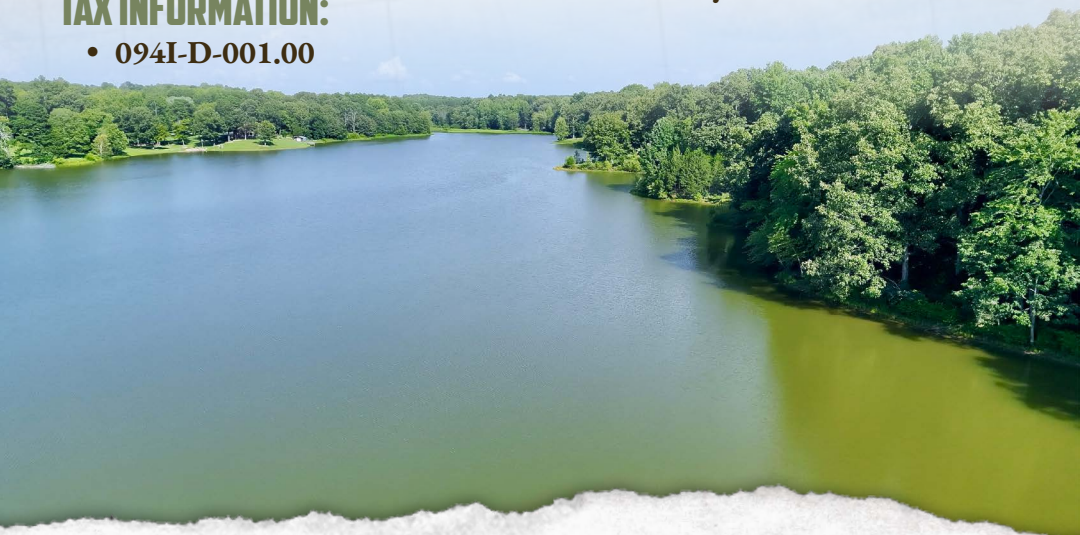
- 094I-D-001.00

### PROPERTY USE:

- Potential Home/Cabin Site
- Recreational
- Investment
- Fishing

### PROPERTY INFORMATION:

- 1.06± Waterfront Acres
- 207'± Road Frontage
- Terra Alta Lake Frontage
- Partially Cleared



SHANE MARTIN | PRINCIPAL BROKER - WEST TN  
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PAYTON SHINAULT | LAND SPECIALIST  
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7115 Hwy 64 - Oakland, TN 38060 | O: 901-910-1809 | smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

# WELCOME TO THE FAYETTE 1.06

**WELCOME TO THE FAYETTE 1.06.** Discover the perfect setting to build your dream home or weekend retreat on this beautiful 1.06± acre waterfront lot in the desirable Terra Alta Lake community. Located on Rolling Brook Drive, just outside of Somerville, Tennessee, this Fayette County property offers the ideal balance of peaceful lakeside living and convenient access to nearby towns.

With direct access to Terra Alta Lake, you'll enjoy the beauty of waterfront living with opportunities for kayaking, fishing, and relaxing just steps from your future home. The lot has been partially cleared, providing a great head start for construction while still maintaining the natural beauty and privacy of the surrounding landscape.



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# MORE ABOUT THE FAYETTE 1.06

Conveniently situated just minutes from Somerville and a short drive to Oakland, you'll have easy access to shopping, dining, schools, and everyday amenities while enjoying the tranquility of a private lake community.

Whether you're looking to build your forever home, a vacation getaway, or make a smart investment, the Fayette 1.06 offers endless possibilities.

**Call Shane Martin or Payton Shinault today to schedule a private showing and experience #TheSmallTownWay!**



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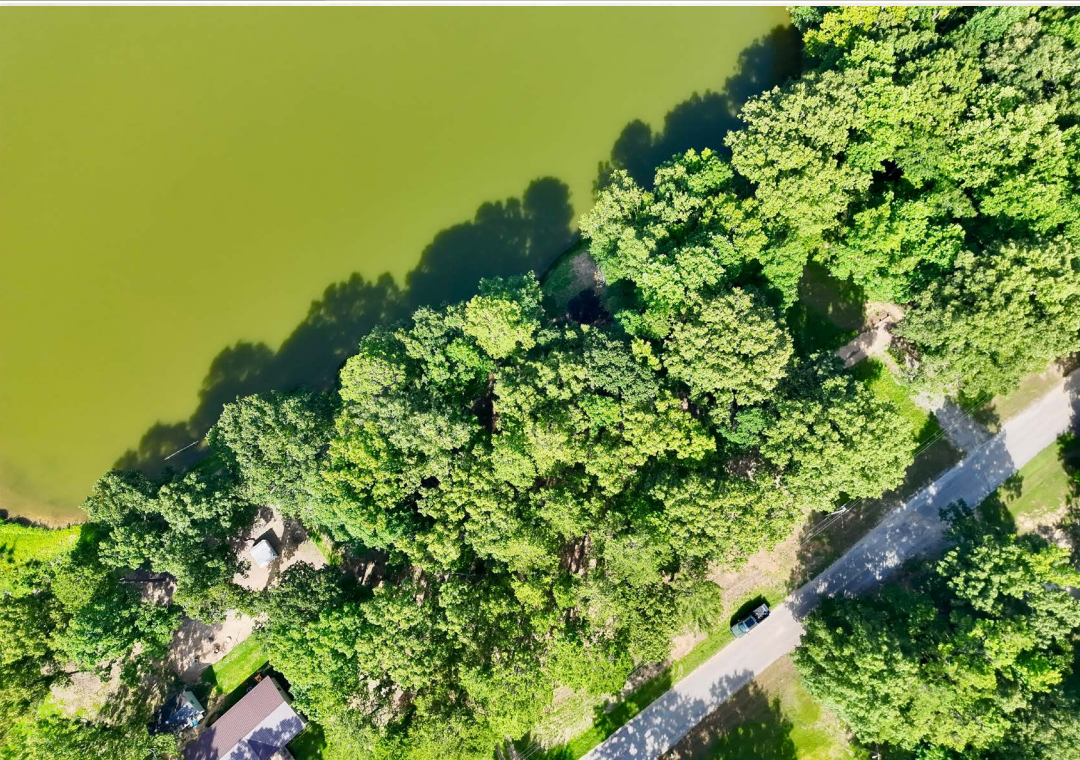
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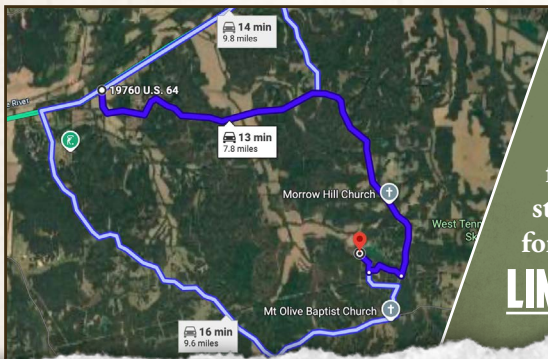
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**land id. LINK**



Directions From the Intersection of Highway 64 and Armour Drive in Somerville, TN: Travel south on Armour Drive for 6.9 miles. Turn right onto Rolling Brook Drive and continue for 0.6 miles. Take a sharp right turn to stay on Rolling Brook Drive and proceed for 0.3 miles to the property on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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